

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: March 22, 2022

Location: City Hall, 1300 Perdido Street, 8<sup>th</sup> Floor Homeland Security Conference Room, New Orleans, LA, 70112.

Called to order: 12:30 p.m.

Members present: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Members arriving after beginning of the meeting:

Members absent:

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## I. AGENDA

1. Minutes of the February 15, 2022, meeting

Motion: Approve the minutes.

By: Beth Jacob

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

2. 500 Piety St.

Application: New construction of a six-story mixed-use building on a vacant lot. Massing and design changes to previously-approved five-story mixed-use commercial building proposal.

Motion: Recommend conceptual approval with details to be worked out at the Staff level. The ARC made the following requirements:

- Explore options to lighten the edges of the perforated screens at the top of the colonnade at the first floor level.
- Upriver/right-side elevation colonnade to terminate into a condition other than grass. Continue the paving or ramp to this area to achieve that.
- First floor should read more as a storefront with more transparency. This condition could be achieved by continuing the pilasters from above to the ground level and adding glazing between.

Penthouse roof top area reads as an additional story. To achieve a more successful setback condition on the Upriver/right-side elevation, move the curtain wall to be behind columns rather than flush with the edge. The ARC approximated a 5' setback for this area.

By: Amanda Rivera

Second: John Klingman

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

3. 2230 Magazine St.

Application: New construction of a 15,000 SF, three-story, mixed-use building on a vacant lot.

Motion: Recommend conceptual approval with the details to be worked out at staff level. The ARC stated that the front third-floor massing of the building should be lowered as much as possible to mitigate the overall scale of the building and that further study of the penthouse cladding should be explored. The ARC recommended using a different color brick to contrast the lower portions or using the stucco joints to soften the massing. The ARC did agree that the overall massing and scale of the proposed building was appropriate for the site and the context along Magazine St. Other recommendations included:

- The middle openings on the third-floor front façade should be broken in to two sections.
- The design that included the high placed awning was the most successful.

The space above the garage openings should have more design elements. The ARC agreed that a green wall would be appropriate in the space.

By: John Klingman

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

4. 1240 Seventh St.

Application: New construction of a 3,300 SF two-story, single-family residential building with off-street parking including demolition of an existing non-contributing two-story, single-family residential building to grade.

Motion: Recommend conceptual approval to be worked out at the Staff level with agreeance that:

- The proposed change from a double-gallery condition to a covered porch and balcony at the front elevation was successful.
- There should be better alignment of first and second-floor window openings along the side elevations. In particular, the front right side foyer window at the first floor should be centered between the two-bedroom windows above.
- The porch depth should be expanded from 5'-0" to a minimum of 6'-0" if feasible.
- The proposed off-street parking space should utilize parking strips rather than the proposed parking pad.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

5. 1125 St Mary St.

Application: Detail review of accessory structure at rear courtyard.

Motion: Grant conceptual approval with the final details to be worked out at the Staff level. The ARC agreed that the revised proposal made improvements over the previous design. They made the following recommendations:

- The columns should be wood to be more consistent with the new wood structure of the canopy. Steel columns clad in wood would also be acceptable.
- The profile of the canopy fascia should be simplified, and the trim should be thicker to increase longevity.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

6. 1507 Esplanade Ave.

Application: New construction of a 4,361SF, two-story, mixed-use building on a vacant lot.

Motion: Recommend conceptual approval with the details to be worked out at staff level. The ARC made the following recommendations:

- The front porch should be 6' in depth.
- The parking pad should be updated to parking strips.

The front porch railing should be 36" in height.

By: Beth Jacob

Second: Tracie Ashe

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

7. 611 Pleasant St.

Application: New construction of a 1,850 SF, two-story, single-family residential building on a vacant lot.

Motion: Recommend conceptual approval with the details to be worked out at staff level.

By: Cynthia Dubberley

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

8. 1220 Louisa St.

Application: Renovation and construction of 1,500 SF addition at rear of one-story, single-family residential building.

Motion: Recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that:

- Option four (4) is the most successful roof configuration and should be utilized.
- Window at front façade could be enlarged or made a pair to work more successfully with the elevation.
- Use L-shaped Hardie Plank trim piece at building corners to create a better transition.

By: John Klingman

Second: Beth Jacob

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

9. **3517 Chartres St, LOT K2A**

Application: New construction of three-story, single-family commercial short term rental building.

Motion: Recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that:

- Thinner and taller windows at the left side of the front façade would improve the glass to solid ratio at that elevation.
- Use more contemporary brick.
- More windows should be added to the on the left side elevations. Ganged window at the stair area and another window at the second-story second bedroom area.
- Slot windows should be consistent heights (18”) across elevations.
- Brick at top of front façade could be soldiered to provide depth but should be deeper in this area.
- Break up brick on side elevations. Potentially include brick screens and remove vents to lighten it up at the ground floor.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

10. **3517 Chartres St, LOT K2B**

Application: New construction of three-story, single-family commercial short term rental building.

Motion: Recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that:

- Thinner and taller windows at the left side of the front façade would improve the glass to solid ratio at that elevation.
- Use more contemporary brick.
- More windows should be added to the on the left side elevations. Ganged window at the stair area and another window at the second-story second bedroom area.
- Slot windows should be consistent heights (18”) across elevations.
- Brick at top of front façade could be soldiered to provide depth but should be deeper in this area.
- Break up brick on side elevations. Potentially include brick screens and remove vents to lighten it up at the ground floor.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

11. 3517 Chartres St, LOT K2C

Application: New construction of three-story, single-family commercial short term rental building.

Motion: Recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that:

- Thinner and taller windows at the left side of the front façade would improve the glass to solid ratio at that elevation.
- Use more contemporary brick.
- More windows should be added to the on the left side elevations. Ganged window at the stair area and another window at the second-story second bedroom area.
- Slot windows should be consistent heights (18") across elevations.
- Brick at top of front façade could be soldiered to provide depth but should be deeper in this area.
- Break up brick on side elevations. Potentially include brick screens and remove vents to lighten it up at the ground floor.

By: John Klingman

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments:

12. 816 Eighth St.

Application: Renovation and camelback addition at existing ones-story, single-family residential building.

Motion: Recommend conceptual approval with the details to be worked out at staff level.

By: Beth Jacob

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, John Klingman, Beth Jacob, Tracie Ashe, Amanda Rivera

Opposed:

Comments: